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*Attorney for Plaintiff/Counter-Defendant Federal National Mortgage Association*

6 **UNITED STATES DISTRICT COURT**  
7 **DISTRICT OF NEVADA**

8 FEDERAL NATIONAL MORTGAGE  
9 ASSOCIATION,

10 Plaintiff,

11 vs.

12 SATICOY BAY, LLC SERIES 8324  
13 CHARLESTON; and FULTON PARK UNIT  
OWNERS' ASSOCIATION,

14 Defendants.

15 SATICOY BAY, LLC SERIES 8324  
16 CHARLESTON,

17 Cross-Claimant,

18 vs.

19 FULTON PARK UNIT OWNERS'  
20 ASSOCIATION,

21 Cross-Defendant.

22 SATICOY BAY, LLC SERIES 8324  
23 CHARLESTON,

24 Counterclaimant,

25 vs.

26 FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

27 Counter-Defendant.  
28

Case No.: 2:17-cv-02051-APG-EJY

**STIPULATION AND ORDER TO  
DISMISS PLAINTIFF FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION'S CLAIMS AGAINST  
DEFENDANT FULTON PARK UNIT  
OWNERS' ASSOCIATION**

1 COMES NOW Plaintiff/Counter-Defendant, Federal National Mortgage Association  
2 (“Fannie Mae”), by and through its attorney of record, Christina Miller, Esq. of the law firm  
3 Wright, Finlay & Zak, LLP, and Defendant/Cross-Defendant Fulton Park Unit Owners’  
4 Association (the “HOA”), by and through its attorneys of record, Kaleb D. Anderson, Esq. and  
5 David T. Ochoa, Esq., of the law firm Lipson Neilson, P.C., and hereby stipulate and agree as  
6 follows:

7 WHEREAS, on July 27, 2017, Fannie Mae filed its Complaint asserting causes of action  
8 against the HOA and Defendant Saticoy Bay LLC Series 8324 Charleston (“Saticoy Bay”). ECF  
9 No. 1.

10 WHEREAS, on September 27, 2017, Saticoy Bay filed its Answer to Fannie Mae’s  
11 Complaint and included a Counterclaim against Fannie Mae and Cross-Claim against the HOA.  
12 ECF No. 12.

13 WHEREAS, on November 27, 2019, the HOA filed a Motion for Summary Judgment  
14 against Fannie Mae and Saticoy Bay. ECF No. 46.

15 WHEREFORE, based on the foregoing,

16 IT IS HEREBY STIPULATED AND AGREED that Fannie Mae’s Third Cause of  
17 Action for Declaratory Relief under Amendments V and XIV to the United States Constitution  
18 and Fourth Cause of Action for Quiet Title under Amendments V and XIV to the United States  
19 Constitution are hereby dismissed against the HOA only, with prejudice, with each party to bear  
20 its own fees and costs.

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1 IT IS HEREBY FURTHER STIPULATED AND AGREED that the HOA's Motion for  
2 Summary Judgment (ECF No. 46) is withdrawn as to the arguments against Fannie Mae only.  
3 The Motion for Summary Judgment (ECF No. 46) shall remain in full force and effect as to  
4 Saticoy Bay.

5 DATED this 23<sup>rd</sup> day of December, 2019.

DATED this 23<sup>rd</sup> day of December, 2019.

6 WRIGHT, FINLAY & ZAK, LLP

LIPSON NEILSON, P.C.

7 /s/ Christina V. Miller

/s/ David T. Ochoa

8 Christina V. Miller, Esq.

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*Attorneys for Defendant/Cross-Defendant*

*Fulton Park Unit Owners' Association*

14  
15 **IT IS SO ORDERED.**

16 DATED December 23, 2019.

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UNITED STATES DISTRICT JUDGE